NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT AND NOTICE OF COMBINED PUBLIC HEARING on DRAFT ENVIRONMENTAL IMPACT STATEMENT and SUBDIVISION and SITE PLAN APPLICATIONS

Lead Agency:

Village of Tuxedo Park Planning Board

80 Lorillard Road

P.O. Box 31

Tuxedo Park, NY 10987

Name of Action:

OVERTON SUBDIVISION

Date of Notice:

April 5, 2012

Date of Filing DEIS:

April 5, 2012

Date of Public Hearing:

May 21, 2012

Deadline for written comments:

June 4 at 4:00 p.m.

This Notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

A Draft Environmental Impact Statement ("DEIS") covering the action listed above and further described below has been completed by the applicant, and accepted on March 5, 2012, by the Village of Tuxedo Park Planning Board, as Lead Agency, as adequate for public review.

DATE AND TIME OF PUBLIC HEARING: PLEASE TAKE NOTICE that the Planning Board will hold a public hearing on May 21, 2012 beginning at 7:00 p.m. to accept comments on the DEIS and the proposed subdivision and site plan, which is the subject of the DEIS. The hearing will take place at the Village Office, 80 Lorillard Road, Tuxedo Park, NY 10987. This is a combined hearing on the DEIS and the proposed development project, including the application for subdivision approval under Chapter 85 of the Village Code, and site plan approval under Section 17-3(C) of the Village Code.

DEADLINE FOR WRITTEN COMMENTS: Written comments on any aspect of the proposed action and the DEIS are also requested and will be accepted by the Lead Agency until June 4, 2012, at 4:00 p.m. Written comments may be hand delivered, faxed, sent by mail or emailed to the SEQRA contact person listed below.

PROJECT LOCATION:

Village:

Tuxedo Park

County:

Orange

Street address:

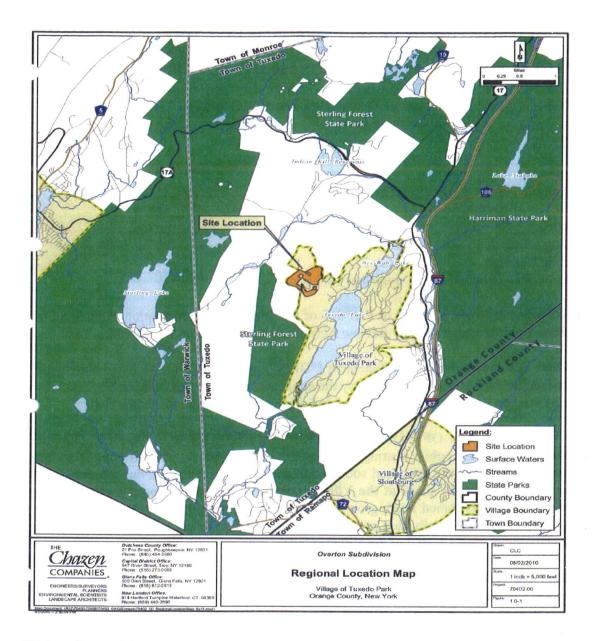
Mountain Farm Road and Camp Comfort Road

Tax map parcel:

101-1-6.21 (68.07 acres) and 101-1-6.22 (1.27 acres)

Total Size of parcel:

approximately 69.34 +/- acres.



PROJECT DESCRIPTION:

The proposed project is a 10-lot subdivision with site plan approval pursuant to Section 17-3(C) and other applicable sections, for the future placement of a single-family home on each lot. The Applicant is proposing to subdivide the property and sell the resulting lots individually; homes will be constructed by individual purchasers and not by the Applicant. The approved site plan being sought at this time will determine such factors as maximum appropriate building envelope for the placement of the home on the lot, the driveway location, and the area of disturbance for each lot. The approved site plan will also address any mitigation or conditions required to address visual impacts, including any factors dealing with architectural features (for example, roof color, building height). In the future, each lot purchaser will have to obtain a further site plan approval for the placement of the proposed home, such approval to be issued by

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the Planning Board as well as the Board of Architectural Review pursuant to Section 17-3(B) of the Village Code and other applicable sections. Such home design will have to comply with any applicable conditions of the site plan to be issued at the time of subdivision approval, unless an amended site plan approval is issued for the lot.

The proposed plans show, for each lot, the features required by section 17-3(C), including proposed building envelope, driveway location, proposed limits of disturbance, areas of wetland disturbance (if any), locations of proposed retaining walls (if any), trees to be removed, proposed water and sewer lines, and proposed stormwater management features.

Each lot will be served by an individual driveway. Lots 1, 4, 5, 6 and 7 will have access from Mountain Farm Road, Lots 2 and 3 will have access from Ivy Road, and Lots 8 through 10 will have access from Camp Comfort Road. Ivy Road will be shown on the subdivision map to be filed in the Orange County Clerk's office as a private road, and will continue to be privately owned.

The proposed action includes subdivision and site plan approval by the lead agency, as well as all local, regional and state approvals necessary to authorize the development of the site in accordance with the proposed development plans, and authorize construction of the structures and accessory development activities thereon. The proposed action and development may also require various permits and approvals from the other involved agencies.

COPY OF DEIS AVAILABLE: Copies of the DEIS are available at the locations listed below for inspection during regular business hours:

- 1. The Planning Board Office at the Village Hall, 80 Lorillard Road, Tuxedo Park, NY 10987, phone (845) 351-4745 Ext. 3; fax (845)351-2668.
- 2. The reference desk at the Tuxedo Park Library, 227 Route 17, Tuxedo Park, NY 10987, phone (845) 351-2207; fax (845) 351-2213.

The DEIS and Notice of Completion are also available at the following website: http://tuxedopark-ny.gov/

Potential Environmental Impacts discussed in the DEIS include: potential impact on Geology, Soils, Topography, Surface Water and Wetland Resources, Groundwater Resources, Vegetation, Wildlife, Visual Character, Traffic, Transportation, Land Use, Zoning, Community Character; Utilities, Community Services; Historic and Cultural Resources and Noise.

Name of Applicant:

Mr. John Overton

SEQR Classification:

Type I because property is within National Register Historic

District (Village of Tuxedo Park)

All public and agency comments are welcome.

SEQRA CONTACT PERSON:

John C. Ledwith, IV, Building Inspector Village of Tuxedo Park Planning Board 80 Lorillard Road P.O. Box 31 Tuxedo Park, NY 10987 (845) 351-4745 Ext. 3 (Phone) (845) 351-2668 (Fax) E-mail: jledwith@tuxedopark-ny.gov

A copy of the DEIS and Notice of Completion, and any further information may be obtained from the SEQRA Contact Person.

THE FILING OF THE DEIS AND THIS NOTICE OF COMPLETION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON MARCH 5, 2012.

Dated: April 5, 2012

John C. Ledwith, IV Building Inspector Village of Tuxedo Park Planning Board Lead Agency